



MHA Newsletter

October 2026

MHA Celebrates Community at Bottle Hill Day!

Madison Housing Authority was excited to be part of Bottle Hill Day this year! It was a wonderful opportunity to connect with community members, meet new faces, and celebrate everything that makes Madison such a special place to live.

Events like Bottle Hill Day remind us how important it is to build strong community connections and make sure residents know about the programs, resources, and opportunities available to them. Thank you to everyone who stopped by to say hello!

We look forward to continuing to connect with our residents and the greater Madison community throughout the year.



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Dreaming of Homeownership? Take Your First Step!

Wednesday, November 4 | 5:30–7:00 PM

Have you ever wondered whether homeownership could be within reach for you and your family? Now is a great time to start exploring your options!

Madison Housing Authority is partnering with Housing Partnership to offer ***Jumpstart to Homeownership***, a free introductory workshop designed to help residents learn more about the homebuying process. You'll get an introduction to the steps involved in purchasing a home, learn about resources that may be available to you, and discover how to begin preparing for your future.

You don't need to be ready to buy a home tomorrow to benefit. Whether homeownership is a near-term goal or something you're working toward for the future, this workshop is a great place to start!

Workshop Details:

- **When:** Wednesday, November 4, from 5:30–7:00 PM
- **Cost:** Free!
- **Who can attend:** Madison and Morristown Housing Authority residents/Section 8 Voucher holders **ONLY**
- **Where:** Rexford Tucker Apartments, 15 Chateau Thierry Avenue, Madison, NJ

Space is limited, so don't wait to learn more about this opportunity! Register Here (**open to MHA residents only**): [Jumpstart to Homeownership – Fill out form](#)

Ready to take the first step toward your future home? We hope to see you there!



The flyer is for a 'Jumpstart to Homeownership' workshop. At the top left are logos for 'HOUSING PARTNERSHIP NeighborWorks® HomeOwnership Center' and 'MHA MADISON HOUSING AUTHORITY'. The title 'Jumpstart to Homeownership' is in large, bold, blue and green font. Below it, in a yellow box, is 'A FREE, INFORMATIVE WORKSHOP AT THE MADISON HOUSING AUTHORITY'. A text block asks 'Thinking about buying a home one day but not sure where to start?' and invites a practical workshop with local professionals. A QR code in a blue circle says 'Scan to Register:'. Below this, a section 'Learn from a Team of Homebuying Professionals' lists: LENDER (financing), REALTOR (home search), ATTORNEY (legal steps), and AND MORE (questions). The date is 'Wednesday November 4, 2026 5:30 PM - 7:00 PM' at 'Rexford Tucker Apartment's Community Room, 15 Chateau Thierry Ave, Madison, NJ 07940'. It notes 'Pre-registration is required!' and '*Light refreshments will be served'. The bottom says 'HOSTED BY MADISON HOUSING AUTHORITY PRESENTED BY HOUSING PARTNERSHIP OF NEW JERSEY'.

HOUSING PARTNERSHIP
NeighborWorks®
HomeOwnership Center

MHA
MADISON HOUSING AUTHORITY

Jumpstart to Homeownership

A FREE, INFORMATIVE WORKSHOP
AT THE MADISON HOUSING AUTHORITY

Thinking about buying a home one day but not sure where to start?
Join us for a practical and engaging workshop where you'll learn the basics and have the opportunity to ask questions directly to local homebuying professionals.

Scan to Register:

Learn from a Team of Homebuying Professionals

- LENDER**
Learn about financing options, what lenders look for and how to get ready.
- REALTOR**
Understand the home search process and what to expect in today's market.
- ATTORNEY**
Hear about the legal steps, contracts and what to expect at closing.
- AND MORE**
Get your questions answered and learn about additional resources and next steps.

Wednesday
November 4, 2026
5:30 PM - 7:00 PM

Rexford Tucker Apartment's Community Room
15 Chateau Thierry Ave,
Madison, NJ 07940

Pre-registration is required!
*Light refreshments will be served

HOSTED BY MADISON HOUSING AUTHORITY
PRESENTED BY HOUSING PARTNERSHIP OF NEW JERSEY

Bringing New Ideas Home: FSS Conference in Chicago

This month, MHA's Social Services Coordinator, Jessenia Florez, traveled to Chicago to attend the Compass Link National FSS Conference, connecting with professionals who share a commitment to helping families build financial stability and work toward their goals.

The Family Self-Sufficiency (FSS) program helps participants strengthen their financial skills, pursue career and educational opportunities, and build a foundation for long-term independence. Conferences like this offer a valuable opportunity to exchange ideas, learn about new approaches, and explore ways to make programs even more effective for the families they serve.

Jessenia looks forward to bringing new ideas and inspiration back to Madison Housing Authority as we continue working to strengthen our FSS program and support residents on their journeys toward greater financial stability and self-sufficiency!

Interested in learning more about the FSS program? Reach out to Jessenia (jflorez@madisonha.com / 973-906-2022) to learn more about participation and the opportunities available to you!



Stay connected to important community alerts!

Madison residents can sign up for AlertMadison, the Borough's emergency notification system, to receive important updates about local emergencies, severe weather, power outages, and other community alerts. You can choose to receive notifications by text message, phone call, and/or email.

When registering, residents can also create a Smart911 profile to provide helpful information that may assist emergency responders if they need to call 911. This can include household information, medical history, emergency contacts, pets and service animals, and other important details.

Getting started is easy!

1. Visit www.alertmadison.org to create your account.
2. Enter and confirm your address and phone number.
3. Choose your preferred language and how you'd like to receive alerts.
4. Add any helpful emergency information to your Smart911 profile.

Taking a few minutes to register can help you and your household stay informed and better prepared when emergencies happen.

Questions? Contact AlertMadison at alertmadison@rosenet.org or call (973) 408-8789.

Don't wait until an emergency happens — sign up today!

MADISON HAS A NEW EMERGENCY ALERT SYSTEM

Alert *Madison*

EMERGENCY ALERTS WHERE YOU WANT THEM

**SIGN UP ONLINE AT
ALERTMADISON.ORG**

to receive alerts for
Madison via text, voice
and/or email.

RESIDENTS ARE ADVISED

that **AlertMadison** will replace Nixle.
Residents are urged to sign up and
create a profile for **AlertMadison**.

**Nixle will no longer be used in
Madison starting on November 1, 2019.**

 **Smart911™**

Your registration
with **AlertMadison**
automatically signs
you up for Smart911™,
a potentially
life-saving 9-1-1
component that is
free for Madison
residents.

For more information
on Smart911™,
please visit
www.smart911.com

MHA Advocates for Affordable Housing in Washington, D.C.

In September, MHA Executive Director Karen O'Keeffe attended the PHADA Legislative Conference in Washington, D.C., where she had the opportunity to meet with U.S. Senator Andy Kim. Karen shared information about Madison's housing programs and advocated for continued federal funding to support affordable housing and the families and seniors we serve.



What's Happening Around Madison This Month

Looking for something to do around town? Here are a few upcoming events in or around Madison this month!

Halloween Parade & Magic Show

 Hartley Dodge Memorial Building, 50 Kings Rd., Madison, NJ
 Saturday, October 24
 12:30 PM – 3:00 PM

Get into the Halloween spirit at Madison's annual Halloween Parade & Magic Show! Children and families can enjoy a costume parade through downtown, a live magic show, and trick-or-treating at participating local businesses. Don't forget to wear your favorite costume and bring the family for an afternoon of Halloween fun!



Pumpkin Illumination 2026

 Vail Mansion Plaza, 110 South St., Morristown, NJ
 Saturday, October 24 (rain date: Sunday, October 25)
 5:00 PM – 7:00 PM
 Free!

Celebrate fall at this festive, family-friendly community event hosted by Morris Arts! Enjoy Halloween storytelling, an art workshop, a luminary mask parade, music, and a beautiful display of glowing pumpkins. Attendees are encouraged to wear costumes and bring a carved pumpkin to add to the display. Lights will be provided, so bring the family and enjoy a magical autumn evening!



Holiday Craft: Spooky Halloween

 Museum of Early Trades & Crafts Education Annex, 23 Main St., Madison, NJ
 Thursday, October 29

 3:00 PM – 6:00 PM
 \$5

Looking for a fun after-school activity? Join the Museum of Early Trades & Crafts for a spooky Halloween crafting event! Kids can get creative with seasonal crafts and enjoy a festive afternoon. It's a great opportunity for young artists to make something fun just in time for Halloween.



Living History Weekend

 Various historic sites and locations throughout Morristown, NJ
 17 Saturday–Sunday, November 7–8, 2026
 [View Event Details & Schedule](#)

Step back in time during Morristown's Living History Weekend! This community celebration will feature opportunities to explore local history through historic-site open houses, tours, reenactments, and special programming. It's a great opportunity for families to discover the people and places that helped shape our community and the nation's history. Additional event locations and schedule details are still being announced, so check the official website before heading out!



Hack of the month:

The 15–Minute Fall Reset!

Fall is the perfect time to refresh your space, get organized, and prepare for the colder months ahead. But decluttering your entire home can feel overwhelming! Instead, try the *15-Minute Fall Reset*.

Here's how it works:

1. **Pick one small area.** Choose a junk drawer, closet shelf, kitchen cabinet, or bathroom vanity. You don't have to tackle everything at once!
2. **Set a timer for 15 minutes.** Focus on that one space until the timer goes off. You might be surprised by how much you can accomplish in a short amount of time.
3. **Sort as you go.** Make three piles: *Keep*, *Donate*, and *Toss*. Put away what you use, set aside gently used items you no longer need, and get rid of anything that's broken or no longer useful.
4. **Make a plan for what stays.** Give everything a designated place so it's easier to find what you need and keep the area tidy.
5. **Repeat when you can!** Try tackling one small area a day or a few times a week. Over time, those 15-minute sessions can make a big difference.

 **Bonus Money-Saving Tip:** Before buying new storage bins, baskets, or organizers, see what you already have at home. Shoe boxes, reusable containers, and small cardboard boxes can work just as well!

Your October Challenge: Set aside just 15 minutes this week to refresh one small space in your home. You don't need a whole day to make a difference — just a timer and a place to start!



MADISON HOUSING AUTHORITY

973-377-0258 | 24 Central Ave, Madison, NJ 07940 | MadisonHA.com